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CITY OF LINCOLN

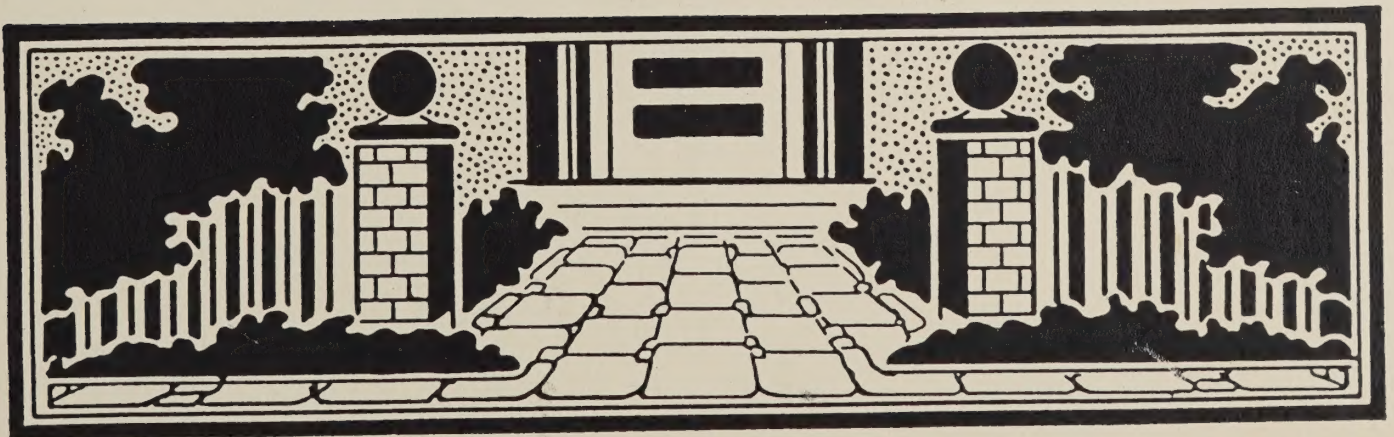
HOUSING ELEMENT

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HOUSING ELEMENT

The Housing Element establishes City policy and an action plan for the provision of safe, decent and affordable housing for all residents, regardless of income or race. It also provides an assessment of current and projected housing needs for all income groups.

I. DESCRIPTION OF EXISTING CONDITION

According to the Community Development Department Housing Inventory, there are presently 3,101 housing units in the City of Lincoln. Of these units, the most predominant housing type is single family, with 2,391 units, or 77.1 percent of all units. The housing inventory is presented below.

YEAR	CONSTRUCTED		YEAR TOTAL	CUMM. TOTAL
	SF	MF		
---	-----	-----	-----	-----
1970	27	2	29	1097
1971	25	0	25	1122
1972	29	0	29	1151
1973	3	2	5	1156
1974	24	10	34	1190
1975	83	4	87	1277
1976	35	2	37	1314
1977	30	2	32	1346
1978	16	48	64	1410
1979	48	91	139	1549
1980	90	0	90	1639
1981	11	0	11	1650
1982	124	42	166	1816
1983	55	0	55	1871
1984	35	0	35	1906
1985	92	280	372	2278
1986	202	0	202	2480
1987	79	0	79	2559
1988	60	0	60	2619
1989	156	52	208	2827
1990	135	0	135	2962
1991	14	0	14	2976
1992	25	0	25	3001
1993	31	0	31	3032

breakdown of Types:

single Family	2,391
multiple Family	641
mobile Homes	69

TOTAL LIVING UNITS	<u>3,101</u>
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Between 1975 and 1987, more multi-family units were constructed than in previous years. Construction of apartments, any subsidized by Farmers Home Administration, accounted for this increase in multi-family units. During that same 12 year period, multi-family units rose from 99, or 8.3 percent of the total, to 1202, or 26.7 percent. These figures indicated a significant shift in the housing balance within Lincoln in a relatively short period of time. Presently, that trend appears to be reversing as Multiple Family Units now account for 20.6 percent of the housing stock, or 641 Multiple Family Units.

Much of the housing stock in the city is relatively new. However, there is a substantial number of housing units that are quite old. Year of construction for housing units in Lincoln is:

YEAR	UNITS	% OF STOCK
-----	-----	-----
1990 to 1993	70	2.3%
1980 to 1989	1278	42.7%
1970 to 1979	481	16.0%
1960 to 1969	269	9.0%
1950 to 1959	264	8.8%
1940 to 1949	244	8.2%
1939 or earlier	387	13.0%

. Housing Balance

In the previous Housing Elements it was noted that one of the issues facing the city was the balance of housing types within Lincoln. In reviewing housing development between the years 1975 and 1993, 1,842 new residential units were added. Of these, 590 were developed under federally-assisted programs, such as Farmers Home Administration 502 Program and the 515 Rural Rental Assistance Program. As a result, almost 30 percent of Lincoln's housing stock built since 1975 was developed under deep subsidy programs. These units comprise almost one-sixth of the total units in the city. In addition, all of these units have been located in the same geographical area which has resulted in concentrations of low income housing. These two factors raised important policy issues for the city in considering both short term and long term impacts of having constructed housing almost exclusively for the lower income range.

One result of this type of development is the tendency to keep median income levels lower than surrounding areas which are not developing a majority of their housing directed to the lower income levels. As can be seen in the table below, the median family income level in Lincoln is significantly below that of surrounding communities. In the past, the median family income levels as a whole has been below that of the Placer County area, but the gap had increased between the years 1970 and 1980. In 1970, the median family income was 81 percent of the Placer County median income figure, while in 1980 the median family income

ropped to 76 percent of the county figure. As a result of many actors, including economic and city policies, this trend appears o have been stopped and some progress made in improving median amily incomes in relationship to the surrounding areas. The 1990 ensus information reveals that the City's median family income as now increased to 79 percent of the County's (see Table 6 elow).

TABLE 6

MEDIAN FAMILY INCOME

Year	Lincoln	Placer County	Lincoln as Percent of County
----	-----	-----	-----
1970	\$7,685	\$9,725	81%
1980	\$16,518	\$21,662	76%
1990	\$33,776	\$42,805	79%

It may be assumed that the number of social, economic, and arketing factors at work in the area, as well as the high roportion of low income dwelling units constructed in Lincoln etween 1975 and 1983 has played a significant role in the revious trend of dropping further below that of Placer County's edian family income. One aspect of having median income levels ignificantly below the county level is that households within the ity have less disposable income and generate less sales tax evenues than would be expected with higher income households. hese factors combined with a general slippage of retail sales to urrounding communities impacts the city fiscal position.

In addition, the development of low income housing has the ffect of generating less property tax revenues due to lower aluations. In 1980 the Census indicated that Lincoln's median alue of owner-occupied units was significantly below that of urrounding communities. The 1990 figures indicate that there is till a significant variation between the City's median value and urrounding communities, (see Table 7).

TABLE 7

MEDIAN VALUE OWNER-OCCUPIED UNITS

Jurisdiction	1980 Median Value	1990 Median Value
-----	-----	-----
Lincoln	\$47,900	\$103,600
Rocklin	\$81,100	\$176,800
Roseville	\$65,000	\$159,200
Placer County	\$77,900	\$169,000
Loomis	N\A	\$139,800
Auburn	N\A	\$166,200

The recent increase in the development of conventionally financed dwellings in the City between 1983 and 1990 has had an apparent effect in reversing this downward trend. Given the nature of income levels required to qualify for conventionally financed dwellings, this type of development has allowed the City to better balance both its housing stock and income levels. The factors effecting this shift and opening Lincoln to a more varied housing market include transportation improvements and improved job opportunities within the city and the South Placer area in general.

The gap in median income levels and the high proportion of low income housing has a direct impact on the city's fiscal capabilities to provide needed public services and facilities. The existing system of taxation makes cities highly dependent upon property tax and, in particular, sales tax revenues to fund the services they provide. The size of property and sales tax revenues that any city may garner is totally dependent on assessed valuations and the volume of sales resulting from sales transactions within its boundaries.

The potential impact of this trend is that Lincoln finds its ability to improve and maintain existing levels of service increasingly difficult. This points to a need to continue with city policies encouraging commercial and industrial growth. It also indicates a need to continue with housing policies which promote both on a short term and long term basis a balanced distribution of housing types and affordability.

Table 8 lists the series of federally assisted units developed in Lincoln over recent years.

TABLE 8

FEDERALLY-ASSISTED HOUSING UNITS CONSTRUCTED BETWEEN 1975/1989

Valley View Projects 1,2 &3	502 Program	184 Units
Senior Citizen Complex	515 Rural Rental Prog.	70 Units
Valley Vista Apartments	515 Rural Rental Prog.	44 Units
Olden Village Apartments	515 Rural Rental 8 Pr.	48 Units
Individual Lots	502 Program	10 Units
Haparral Estates	502 Program	30 Units
Quail Meadows	502 Program	72 Units
Arkview Apartments Phase 1	515 Rural Rental Prog.	40 Units
Arkview Apartments Phase 2	515 Rural Rental Prog.	40 Units
Harvest Oaks Snr Brd & Care	HUD/FHA	52 Units
TOTAL		590 Units

Housing Condition

An update on the condition of the housing stock in Lincoln was formally surveyed by construction inspectors hired by the City in June of 1995. The exterior housing condition of each unit was evaluated based upon state HCD adopted criteria, (See Appendix B) which rate the condition of elements of a dwelling: foundation, roofing, siding, windows and doors. The units were identified and rated with a numbered assessment for each of the five elements, the total of which comprises the final rating for each unit. As shown in Exhibit-1, distinct neighborhoods were identified and correlated with existing Census block Group Numbers 1-5.

The final results of the survey are shown in the table below. A map showing the results within each block is also attached.

The Hoitt Addition contains the highest concentration of the substandard housing found in the city. The occupants of these units are assumed to be those with acute housing needs, particularly the elderly, disabled, the unemployed, and those in the lower income levels who are unable financially to make the needed repairs to their dwelling units. In addition, this area is also characterized as having less than adequate infrastructure.

HOUSING CONDITION SURVEY CITY OF LINCOLN

CITY WIDE SURVEY JUNE 1995

CONDITION	NO. OF UNITS	% OF TOTAL
STANDARD	2416	78%
MINOR	139	4%
MODERATE	447	14%
SUBSTANTIAL	49	2%
DILAPIDATED	49	2%
STANDARD:	2416	78%
TOTAL:	3100	100%

It is important to note when reading housing condition data, that units are evaluated from the outside only. While drive-by inspection can determine whether or not a home needs a new foundation or roof, it cannot identify whether the plumbing needs to be replaced or whether the home requires an upgrade of an electrical system. However, the status of the items evaluated does suggest the condition of the overall structure. For example, a wood frame home which does not have a foundation probably will have an old electrical system. While the overall rating system accounts for this, the specific interior needs of any particular unit are not known until an inspection is conducted.

As with the previous survey it was found that the majority of structures needing repairs were single family units. The majority of multi-family units have been constructed over the past 15 years and are in good condition. The survey also verified that the majority of homes in need of rehabilitation were located in the Hoitt Addition. The City will work to identify specific target areas which will be used pursue future rehabilitation programs. In order to assist in resolving such problems the city included the Hoitt Addition area in its redevelopment project area and is one of the target areas for residential infrastructure improvements and rehabilitation.

. Affordability of Housing

Housing affordability refers to the relationship between total household income and total household expenditure for housing, including: mortgage, taxes, insurance, and utilities. This relationship is typically expressed as the percentage of total household income allocated to housing expenditures. The actual percentage will, of course, vary from household to household reflecting individual choices regarding the allocation of income.

Notwithstanding the fact that individual households may choose to spend more or less for their housing needs, it is necessary to have some guidelines as to what a household should expect to spend on housing in relation to other expenditures. This is particularly necessary for households in lower income categories where the expenditure for housing is likely to directly affect the amount of money available for other basic needs.

For many years the standard guideline for determining whether a housing unit was "affordable" to a prospective renter or purchaser was that the total housing cost should not exceed 25 percent of the household's gross income. In 1990 this guideline was raised to 30 percent by operation of Health and Safety Code section 50052.5 and 50053. This standard is applied to most federal and state housing programs; however, the use of much higher ratios of income to monthly payments, as much as 40 percent, have become normal in the industry.

The South Placer Policy Committee, which is an organization established by the local jurisdictions in the South Placer area (Roseville, Rocklin, Lincoln and Placer County) to discuss regional growth issues, uses the following affordability standard:

"Housing shall be considered affordable for any given income classification if, for households in that income classification, the monthly purchase payment, including principal, interest, taxes, and insurance or monthly rent payments, including rent and utilities, does not exceed 35 percent of total household income. For households earning less than 80 percent of the prevailing median income, the costs for housing should not exceed 30 percent of total household income."

Albeit this standard was adopted by all of the South Placer jurisdictions, including the City of Lincoln, the 30% of total household income defined by the Health and Safety Code is the standard utilized in Lincoln's Housing Element.

1. Income Levels

Median household income in the City of Lincoln, according to the 1990 Census was \$29,517, while the median family income was \$33,776. In comparison, the median household income in Placer

County was \$37,601 and the median family income was \$42,805. In the Sacramento Metropolitan Statistical Area the median household income level for a family of four is \$39,700.

More recently, on May 31, 1994, the U.S. Department of Housing and Urban Development (HUD), published the new income limits for the State of California. The California Health and Safety Code provides that the low and very low income limits established by HUD are the state limits for those categories. The amendments contain the new HUD income limits and also include new median income group and moderate income group limits, prepared by HUD pursuant to Health and Safety Code Section 500093. The document reveals Placer County's area median income for a family of four is \$45,100.

The standard definition used by the Federal Department of Housing and Urban Development (HUD) of income categories is that households earning 50 percent of the median household income or less are classified as very low income, households earning 51-80 percent of the median household income are classified as low income, households earning 81 - 120 percent of the median household income are moderate income, and households earning greater than 120 percent of the median household income are above moderate.

TABLE 10

HOUSEHOLD INCOME (1990 CENSUS)

Household Income	No. of Households	% of Total
\$ 0 - 4,999	88	3
5,000 - 9,999	286	11
10,000 - 12,499	104	4
12,500 - 14,999	66	3
15,000 - 17,499	102	4
17,500 - 19,999	93	4
20,000 - 22,499	206	8
22,500 - 24,999	113	4
25,000 - 27,499	114	4
27,500 - 29,999	132	5
30,000 - 32,499	82	3
32,500 - 34,999	96	4
35,000 - 37,499	163	6
37,500 - 39,999	63	3
40,000 - 42,499	100	4
42,500 - 44,999	75	3
45,000 - 47,499	94	4
47,500 - 49,999	107	4
50,000 - 54,999	116	5
55,000 - 59,999	65	3
60,000 - 74,999	187	7
75,000 - 99,999	72	3
100,000 - 124,999	33	1
125,000 - 149,999	0	0
150,000 or more	0	0

Median Income = \$29,517 (Lincoln)
 Median Income = \$39,700 (SMSA)
 Lacer Co. Median = \$45,100 (1994 HCD)

Very Low	(\$0 - \$19,850)	739 Households	(29%)
Low	(\$19,851 - \$31,760)	647 Households	(25%)
Moderate	(\$31,761 - \$47,640)	591 Households	(23%)
High	(\$47,641+)	580 Households	(23%)
		<u>2,557</u>	

Monthly Housing Costs

Ownership units accounted for 62 percent of the housing stock in 1990. The median monthly household expenditure for mortgage and selected monthly owner costs, according to the Census Data Center, was \$768. Of the 1,460 units identified as ownership units, 408 or 28 percent were not mortgaged. The Census indicates that the median household expenditures for these units is \$173. The distribution of units by monthly expenditures is shown below:

TABLE 11

**MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS
(1990 CENSUS)**

Units with Mortgage	Units Not Mortgaged
-----	-----
\$ 0 - \$299 32	\$ 0 - \$ 99 14
300 - 499 153	100 - 149 112
500 - 699 245	150 - 199 168
700 - 899 259	200 - 249 67
900 - 1249 309	250 - 299 30
1250 - 1499 26	300 - 349 0
1500 - 1999 18	350 - 399 8
2000 or more 10	400 or more 9
1052	408
Median: \$768	Median: \$173

The mortgage and selected monthly payments exceed 25 percent of household income for 25.2 percent of the ownership households. If the standard of 30 percent of household income allowed for housing expenditures is applied, the percentage of households overpaying for housing decreases to 19.9 percent. According to the 1990 Census, Lincoln has 821 lower-income households overpaying for housing (66 percent of all lower-income households). There are 19 lower-income owner households overpaying for housing (50 percent of all lower-income, owner households) and 502 lower-income renter households overpaying for housing (82 percent of all lower-income renter households). The distribution of housing expenditures as a percentage of gross income category is shown below:

TABLE 12

**SELECTED MONTHLY COSTS AS A PERCENTAGE OF INCOME
BY HOUSEHOLD INCOME (1990 CENSUS)**

Owner Costs as Percent of Income	Less than \$10,000	\$10,000- \$19,999	\$20,000- \$34,999	\$35,000- \$49,999	\$50,000
-----	-----	-----	-----	-----	-----
0 - 19%	8	83	149	176	249
20 - 24%	8	7	67	54	76
25 - 29%	0	14	44	112	37
30 - 34%	13	0	36	21	8
35+%	71	105	90	25	0

The 1990 Census counted 2,602 housing units in Lincoln, with 19 units, or 37 percent rental units and 19 units, or 2 percent vacant and for rent. The median gross rent was \$488 per month.

TABLE 13

**GROSS RENT FOR ALL RENTING HOUSEHOLDS IN LINCOLN
(1990 CENSUS)**

Gross Rent	Number of Units
-----	-----
\$ 0 - \$ 99	7
100 - 149	7
150 - 199	66
200 - 249	51
250 - 299	69
300 - 349	60
350 - 399	88
400 - 449	73
450 - 499	70
500 - 549	213
550 - 599	56
600 - 649	60
650 - 699	26
700 - 749	28
750 - 999	60
1000 or more	15
No cash rent	0
TOTAL	949

In 1990, the gross rent as a percent of income exceeded 25 percent of household income for 43.9 percent of the rental households. If the standard of 30 percent household income was applied, the percentage of households overpaying for rent would decrease to 34 percent. The distribution of rent payments as a percentage of gross income by income category in 1990 is shown below:

TABLE 14

**GROSS RENT AS PERCENTAGE OF INCOME BY HOUSEHOLD INCOME
(1990 CENSUS)**

Rent as Percent of Income	Less than \$10,000	\$10,000- \$19,999	\$20,000- \$34,999	\$35,000- \$49,999	\$50,000+
-----	-----	-----	-----	-----	-----
0 - 19%	0	7	62	108	68
20 - 24%	7	0	76	50	8
25 - 29%	36	40	53	0	0
30 - 34%	22	31	39	0	0
35+ %	218	60	47	0	0

Vacancies

Vacancy estimates available from the 1990 Census and Department of Finance Population Unit for January 1993 indicate vacancy rates for 1990 and 1992 shown below:

TABLE 15

VACANT HOUSING UNITS

	1990	1992	1993
	-----	-----	-----
Total Units	2,602	2,844	2,878
Occupied	2,514	2,697	2,712
Vacant	88	147	166
Percentage Vacant	3.4%	5.1%	5.77%

. Special Needs

Housing needs are a reflection of the special characteristics of the residents. The elderly, the handicapped, large families, female heads of households, and homeless are examples of those who may have particular difficulty locating housing that meets their special needs.

Elderly

The elderly population, those 65 and older, numbered 750 in 1990 and comprised 10.3 percent of the total population. Elderly individuals were the householder in 426 or 89 percent of all households with persons 65 years or older in residence, and 155 of these households were renters. There were 229 elderly individuals who lived alone. The distribution of households containing individuals aged 60 and older by size of household is shown below:

TABLE 16

HOUSEHOLDS WITH ONE OR MORE PERSONS 60 AND 65 YEARS AND OVER BY PERSONS IN HOUSEHOLDS AND HOUSEHOLD TYPES (1990 CENSUS)

	60 Yrs. and Older		65 Yrs and Older	
	Number	Percent	Number	Percent
	-----	-----	-----	-----
Person Household	257	54.5	228	48.4
or More Persons -				
Family Household	416	20.3	287	14.0
Non-Family Household	13	10.0	8	6.2

Many units in Lincoln have been occupied by the same household for 30 years or more. In 1990, 189 units or 7 percent of the total occupied housing stock had been occupied by the same household prior to 1960. None of these were renter-occupied. A substantial portion of owner-occupied housing units, 408 units or 7.9 percent, carry no mortgage. Although there is no direct data available, it seems reasonable to conclude that many of the elderly residents occupy homes that have no mortgage which they

ave occupied for many years. This suggests the potential use of reverse annuity program for some elderly residents having difficulty meeting other rising costs of living.

The large number of elderly individuals living alone also suggests that there may be some opportunity to make more effective use of the existing housing stock, as well as provide companionship for the elderly, by matching those in need of housing with those who have excess space in large houses. A program of moderate rehabilitation could complement such a matching program by providing more habitable space in older deteriorating units.

Elderly renters on fixed incomes may pose the major elderly housing concern for Lincoln; however rental housing for the elderly is available. The Senior Citizens' Center, a Section 8 project, provides 70 units and Golden Village, a Farmers Home Administration project, provides 48 units. The Golden Village project was initially designed for senior housing, but due to a lack of demand for two bedroom units, some units have been rented to other low income households. In addition, a 52 unit board and care facility was constructed in 1989 exclusively for senior citizens which contains primarily single room units. The 1990 census indicated there were 155 elderly renters. The majority of these are probably housed in either the 70 units available at the Senior Citizens' Center or the board and care facility.

With the approval in 1989 of the 52 unit board and care facility some of the elderly who were living alone in single family dwellings will likely occupy these new apartments, thereby making more effective use of the existing housing stock.

Physically Handicapped and Disabled

Information on handicapped individuals is sketchy at best. This is due in part to the fact that a disability can take many forms that may or may not be pertinent to an analysis of housing needs. In the 1990 Census it was reported that there were a total of 494 individuals under 64 years with a work disability or mobility limitation. For those 65 years and over 228 reported a work disability or mobility limitation. It is difficult to determine how many of these cases may directly pose special needs in housing. Special needs relate primarily to access and safety considerations; but given the limited income potential for many disabled persons, housing affordability is also a concern.

There were 94 residents reported in 1990 to be in group quarters, which consist of the City's one convalescent (nursing) facility for the aged. It must be assumed that all other disabled persons were living in private housing. Whether such living arrangements were affordable and were adapted to the special needs of the disabled individuals cannot be determined from the available information. It is assumed that a large percentage of these households are likely to be low income because their situation precludes many of them from a job. In line with that

ituation their housing needs are likely to be similar to other low income households.

As a result of the 1988 Federal Fair Housing Law, newly constructed multi-family units are to be built to accommodate the disabled population of the community. Some apartments and condominiums are now required to be equipped with special features such as ramps, oversized halls, entryways and bathrooms to increase accessibility for disabled persons. The American Disabilities Act requires physically disabled access in all public buildings, including residential complexes. The City's Building Department reviews building plans for compliance with these and similar statutes. With the implementation of accessibility laws, the housing needs of this group are largely financial. Through its implementation of the housing policies and programs outlined in this element, the City will seek to provide affordable housing to this special needs group.

Large Families

Large families often have difficulty finding housing because of their need for an adequate number of sleeping rooms in a housing unit. The 1990 Census indicates that conventional single family dwellings were the primary housing type in Lincoln. The average number of rooms per unit was 4.9 and the average number of persons per unit was 2.19.

Thirteen percent of the City's households (338) had five or more individuals in residence, (large families) based on the 1990 census. Sixty two percent of the city's units had five rooms or more and 56 percent of the units in the City were reported to have 3 or more bedrooms per unit. According to the 1990 Census 70

percent of the large family households owned their homes, while 30 percent (101) are renters.

Since there are 949 rental units with an average of 4.9 rooms per unit, there appears to be a sufficient supply of large family rental units. The majority of large family households are homeowners and it is assumed that their units fit their particular needs.

TABLE 17

YEAR ROUND HOUSING UNITS IN LINCOLN (1990 CENSUS)

Number of Rooms	Units	Percent of Total
1 Room	40	1.5
2 Rooms	89	3.4
3 Rooms	293	11.3
4 Rooms	561	21.6
5 Rooms	805	31.0
6 Rooms	532	20.5
7 Rooms	187	7.2
8 Rooms	56	2.1
9 or more	39	1.4
TOTAL	2,602	100.0

TABLE 18

OCCUPIED HOUSING UNITS BY PERSON PER UNIT (1990 CENSUS)

Number of Persons	Total	Percent of Total	Renter Occupied	Percent Renter Occupied
Person	471	19	248	26
Persons	778	31	265	28
Persons	472	19	183	20
Persons	455	18	152	16
Persons	213	8	68	7
Persons	76	3	21	2
+Persons	49	2	12	1
TOTAL	2,514	100.0	949	100.0

TABLE 19

OCCUPIED HOUSING UNITS BY TENURE BY PERSONS PER ROOM
(1990 CENSUS)

Persons Per Room	Owner Occupied	Renter Occupied	Total	Percent
.50 or less	843	448	1,291	52
.51 to 1.00	615	409	1,024	41
.01 to 1.50	71	55	126	5
.51 to 2.00	32	27	59	2
.01 or more	4	10	14	>1
TOTAL	1,565	949	2,514	100.0

The total number of units with more than 1.01 persons per room in 1990 (the accepted standard for overcrowding) was 199, or .9 percent of all occupied units. The majority of overcrowded units (54 percent) were ownership units.

The problem of overcrowding appears to be related more to the affordability of units relative to incomes rather than the inadequacy of the units themselves. Because the majority of overcrowding occurs in ownership units, expansion of these units could prove to be an effective means of reducing problems.

Farm Workers

The Lincoln area does not support agricultural production that requires a seasonal labor force. In the 1990 Census, only .8 percent of the labor force, were engaged in the occupations of farming, forestry, and fishing. Because there is no manual labor crop harvesting in south the Placer County and Lincoln area which utilizes migrant workers, the City has no plans for providing labor camps to house migrant workers.

Female Households

There are three categories of female householder in Lincoln: those who live alone; those who live with children under 18 years; and those who live with children over 18 years. According to the 1990 Census, the total number of female heads of households in Lincoln was 520. The average number of children for each female single parent is approximately two, and female householders in all categories account for 20.6 percent of all households. Of the female households with one or more child under 18, (302) 97 or 32 percent are below the poverty. The housing needs of the very low and low income are set forth in Table 21. Of the 520 female household 182 were women 65 years and over living alone. It is anticipated that a large percentage of these women are residing in either the 70 unit Senior complex or the 50 unit Board and Care facility. It is also assumed that all female heads of household earning below the poverty level and supporting one or more children will require rental assistance. The high number of 515 Rental Assistance units in the city (172) help to meet these needs.

Emergency Shelter

Homelessness is a housing issue that has become a significant social concern in recent years. The number of homeless persons has increased dramatically in the last decade for a number of reasons. These include the decrease in federal housing funds, the high cost of available housing, the increasing number of mentally ill individuals living on their own, persons with substance abuse problems, women and children fleeing family violence and the lack of family support networks in today's fast paced society.

Information available from the 1990 Census indicated no homeless individuals were visible in Lincoln during the census count. There is no available city data which would indicate a

resent need for an emergency shelter. Previous contacts with local organizations involved in the distribution of food and clothing to low income individuals indicated that on occasion they have been contacted by individuals who were looking for housing for short periods of time. However no formal records are maintained regarding contacts or where individuals are relocating from. The City of Lincoln has worked in conjunction with the City of Roseville to fund a position for a Homeless Issues Coordinator to assist in more accurately gauging the needs for emergency shelter in the surrounding community. Statistics from the Roseville shelter between 1989 and 1990 indicated that only one individual out of 644 clients indicated they were from Lincoln. While assessing the level of need is difficult, available information suggests that the level of need within the community is very low.

Options available to address emergency housing include:

- (1) The City of Lincoln will continue to work with the City of Roseville, Placer County and other surrounding communities to further address the homeless issue.
- (2) The City of Lincoln will refer and/or transport short-term homeless individuals needing emergency transitional housing to the Vine Life Ministry, 596 "G" Street, Lincoln, California, C/O Glen Vance, (916) 645-3778.
- (3) The City of Lincoln will refer and/or transport short-term homeless women and their children victimized by domestic violence to the Victim Witness Program, 1179 Education Street, Auburn California, C/O Linda Mitchell, (916) 889-7020.
- (4) By 1998, the Lincoln Department of Community Development shall provide a study with recommendations to the Planning Commission and City Council, regarding a draft ordinance which would allow the 72-hour (emergency) habitation (within a period of thirty days), of a mobile home or trailer located in the rear yard of single-family home, subject to the permission of the property owner.
- (5) In case of natural disaster, emergency shelter with kitchen facilities can be set-up at the Lincoln High School Gymnasium, The Lincoln Community Center, The Lincoln Civic Center, and the Lincoln Veterans Hall.

Options available to address long-term (transitional) homeless within the City's Commercial and Multi-Family Residential zoned areas include:

- (1) Possible construction of transitional housing under a Conditional Use Permit, of up to approximately 60 units on 2 acres of land zoned "C" Commercial. The parcel is located west of "E" Street, between 2nd and 3rd Streets.

All City services (streets, water, sewer, storm drainage, etc.,) are available to the parcel. The project would entail processing a Negative Declaration pursuant to CEQA. Estimated time line for public hearings would be approximately 60-90 days.

- (2) Possible construction of transitional housing under a Conditional Use Permit, of up to approximately 60 units on 2 acres of land zoned "R-3" Multiple Residential. The three parcels have been for sale for over two years by a single owner, and are located on the west side of "O" Street, approximately 400 feet south of First Street. All City services (street frontage, water, sewer, storm drainage, etc.,) are available to the parcel. The project would also entail processing a lot line adjustment and Negative Declaration pursuant to CEQA. Estimated time line for public hearings would be approximately 60-90 days.

- (3) The City of Lincoln acknowledges State zoning law provides that any group living situation involving 6 or fewer unrelated persons in a group home or similar housing is deemed to be a single family residential use.

II. PROJECTED HOUSING NEEDS

Under normal conditions, it is likely that Lincoln would continue to add housing units at a modest rate; however, because of recent annexations i.e., South Lincoln Annexation and Twelve Bridges, there are indications that the city is on the threshold of significant growth. This growth is expected to accelerate beyond the historical pace of housing production. Based on Department of Finance population estimates and SACOG estimates of persons per household, the following projected housing needs were calculated.

TABLE 20

HOUSING NEEDS

Year	Population	Persons Per Household	Total Units	Net Units Needed
1989	6,293	2.73	2,305	
1996	9,315	2.70	3,450	+1,145

The Regional Housing Needs Allocation Plan, last prepared by SACOG in 1990, provides an analysis of housing needs by income category through 1996. These projections are set forth below:

TABLE 21

REGIONAL HOUSING NEEDS ALLOCATION FOR CITY OF LINCOLN (1989 - 1996)

Category	Base 1989	% of 1989 Total	1996	% of 1996 Total	1989-96 Increase	% of Increase	Basic Const. Need
Very Low	713	30.9	986	28.6	273	23.8	272
Low	423	18.4	616	17.9	193	16.9	192
Moderate	487	21.1	727	21.1	240	21.0	239
Above Mod	682	29.6	1,121	32.5	439	38.3	439
TOTAL	2,305	100.0	3,450	100.0	1,145	100.0	1,142

TABLE 21-A

**UPDATED NEW CONSTRUCTION NEED
REGIONAL HOUSING NEEDS ALLOCATION FOR CITY OF LINCOLN
(1994 - 1996)**

	Units Added 1989	Units Added 1990	Units Added 1991	Units Added 1992	Units Added 1993	Units Added 1994 (June)	Construction Need Revised 1989 - 1996
Category	Units	Units	Units	Units	Units	Units	Units
Very Low	12	0	0	0	0	10	250
Low	48	11	4	14	27	35	53
Moderate	142	122	9	11	4	5	0
Above Mod	6	5	1	0	0	0	427
TOTAL	208	138	14	25	31	50	730

A. Land Area Required

The amount of land required to accommodate the 730 new units projected through 1996 is dependent upon the density of the residential developments. Correlation of income ranges to development density is always risky and should be viewed only as a general guideline. Certainly, higher densities can result in economies of scale and spreading certain fixed costs that will yield a lower owner cost per unit to build, see attached **Appendix A**. There are many variables, however, that affect development costs and increasing density above certain levels may cause unit costs to rise.

In order to estimate land area requirements it is necessary to assume a range of development densities, as indicated below:

TABLE 22

**RESIDENTIAL DEVELOPMENT DENSITY RELATIVE TO UNIT PRICE
CATEGORIES**

Unit Price Category	Density Range (unit/acre)	Typical Density (unit/acre)
Very Low	13-20	15
Low	6-12	10
Moderate	4-9	6
Above Moderate	0-5	3

Based on these typical densities, it is possible to estimate the amount of land area required to accommodate the City's share of the regional need for all income levels. The land area required

s set forth in Table 23 below. The land available in the city to meet the regional share is set forth in Table 24A, and as shown exceeds the need by 50%. An estimated 245.95 acres are needed with some 500 acres with infrastructure available.

TABLE 23
RESIDENTIAL LAND REQUIREMENT

Category	Number of Units	Typical Density (units/acre)	Land Area Required (acres)
Very Low	250	15	25.00
Low	53	10	7.95
Moderate	0	6	0.00
Above Moderate	427	3	213.50
TOTAL	730		246.45

. Available Land

Since the adoption of the previous Housing Element in 1986, the City of Lincoln has annexed additional lands containing various densities of residential land use. Specifically, on February 27, 1992 the City formally annexed 23 acres of low density residential land known as the "Costa" and "Gallagher" annexations. Next, on March 24, 1994, the City formally annexed the "South Lincoln" annexation comprising of the following Specific Plan Areas: Lincoln Crossings, 1070 acres, Eastlake, 820 acres, East Ridge, 401 acres, and Three D, 100 acres. More recently, on August 22, 1994, the City annexed the "Twelve ridges" Specific Plan comprising of 4,868 acres. The above annexations are considered raw land and lack infrastructure. These distinct areas are identified and delineated in Exhibits 2 and 3. The relationship of these potential new developments and the existing General Plan Land Use Designations is shown in Exhibits 4 and 5. A brief description of these areas is listed below:

Sphere of Influence:

The future, time unstated, corporate limits of Lincoln. The area subject to the City's long-term planning.

PFE Plan Area:

Defines that area on which the demand for public facilities was estimated by the Public Facilities Element, adopted by the Lincoln City Council on April 26, 1994. Geographically, the plan area is delineated as the as the study area less the urban reserve shown in Exhibit 2.

Core Area:

The existing City exclusive of West Lincoln and Specific Plan Areas. The area is generally bounded by "R" to the west, Auburn Ravine to the south, Harrison Avenue to the east and Gladding Road to the north. Within the original city core, there are approximately 171 acres of vacant land that could provide an estimated 446 single family units on typical 6,500 sq. ft. City lots. From ongoing experience these units would more than likely fall into the lower, moderate and above moderate range. All necessary infrastructure for development is in place (arterial and collector streets, sized water, sewer and storm drain trunk lines). The vast majority of these lots were created many years ago and as such the construction of less than 4 would be handled ministerially. Those entailing Mapping or Design review are typically reviewed and heard within a 60-day period.

West Lincoln:

That portion of the existing City immediately west of the of the Core area. This consist of two areas having approved Master EIR's, approved Specific Plans, and all necessary infrastructure for development (arterial streets, sized water, sewer and storm drain trunk lines). Within Lincoln Airpark and Joiner Ranch, there are 330.40 acres of vacant Residential Planned Development Land (R-PD) ranging from 5 units per acre to 20 units per acre. Given the flexibility of Planned Development Zoning, the lower densities in the 0-5 units per gross acre would yield single family residential units having standard to no setbacks at all. The Densities in the 6-12 dwellings per gross acre would be appropriate for higher density single family uses such as zero lot line homes, duplexes, triplexes, condominiums, mobile home parks, and lower density multi-family residential. The higher densities in the 13-20 dwelling units per gross acre typically yields uses for intense multi-family residential uses.

TABLE 24

VACANT DEVELOPABLE LAND IN LINCOLN AIRPARK AND JOINER RANCH

i.e. all necessary infrastructure for development (arterial streets, sized water, sewer and storm drain trunk lines are in place, as well as adequate sewer and water hook-up capacity).

Units Per Acre	Acres Available	Potential Units
5	16.85	84
5.3	8.4	44
6	137.79	826
7	20.8	145
8	18.0	144
11.5	19.12	219
12	56.99	683
14	2.8	39
15	19.15	287
18	7.0	126
20	23.5	470
TOTAL	330.40	3,067

At page A-2 of the Regional Housing Needs Plan For The SACOG region, adopted 1990, the document discusses goals and policies for the accommodation of the revised projected housing needs by household income group:

"Localities have a responsibility to accommodate this revised projected housing need by household income group. **They fulfill this responsibility by providing adequate sites** for the development of single-family housing, multifamily housing, and mobile homes to satisfy the needs of owners and renters at all income groups. If a locality does not have sufficient existing suitable sites to meet these needs, programs such as changes in land use, annexation, upzoning, or a second unit ordinance would be appropriate."

Exhibit 5, summarizes the amount of new development that is currently being proposed within those areas having urban land use designations. Development of these areas at build-out, could result in a total of approximately 21,085 new residential units, with a resulting population increase of approximately 55,031 people to a total of roughly 62,899. This does not include Urban Reserve Areas. It is estimated that the City population may range somewhere between a low of 19,000 and a high of 39,000 by the year 2010.

In its review of total vacant residential land within the City the Community Development Department made the following estimates of vacant land in Lincoln:

0-4 Units/Acre	3,610.3	Acres
5-9 Units/Acre	729.1	Acres
10+ Units/Acre	218.5	Acres

In determining if the City is providing sufficient and readily developable vacant land with adequate infrastructure and services to meet its 1996 housing needs projected in the SACOG Housing Needs Allocation Report the following comparison is made:

TABLE 24A
RESIDENTIAL LAND REQUIREMENT

Income Category	Number of Units	Land Area Required (acres)	Land Area Provided (acres)
Very Low	250	25.00	51.95
Low	53	7.95	114.91
Moderate	0	0.00	146.19
Above Moderate	427	213.50	247.00
TOTAL	730	246.45	560.05

These figures indicate that the City is providing sufficient vacant and readily developable land with infrastructure and City services to meet its 1996 housing needs projected in the SACOG Housing Needs Allocation Report.

The table below depicts the basic housing construction, rehabilitation and conservation needs of the City of Lincoln by income group for the period of June 1990 to June 1998. The target of 20 units for rehabilitation category reflects the City's desire toward activating a housing rehabilitation program in conjunction with Policies 2, 3, 5, and 8. The target of units to be conserved includes the 20 units to be rehabilitated, conservation of the 70 unit Lincoln Senior Apartments, and the expected Project Go Inc., conservation of 30 existing rental and owner occupied housing units, and conservation of 16 Section 8 units in the very low & low income category by implementation of Policies 2, 3, 5, and

HOUSING CONSERVATION

Income Group	<u>New Construction</u>		<u>Rehabilitation</u>	<u>Conservation</u>
	<u>Total</u>	<u>Per Year</u>	<u>Total</u>	<u>Total</u>
Very-Low	250	62	10	80
Low	86	17	10	56
Med	54	14	0	0
High	<u>286</u>	<u>72</u>	<u>0</u>	<u>0</u>
<u>Total</u>	676	165	20	136

Preservation of Assisted Housing

Section 65583 of the government Code requires an analysis of assisted housing units with the potential of conversion. During the next ten years, only one government subsidized project will become available for conversion. The Lincoln Senior Apartments is a federally subsidized (Contract CA30R000003) FMHA Section 515 project with 70 Elderly Units. Discussions with FmHA indicate that the Lincoln Senior Apts. are not currently at risk of conversion but have the potential. FmHA indicated that if such a conversion were proposed their efforts would be to preserve the dwelling units by seeking a non-profit organization to assume the project or some other approach to retain the affordable units. A review also determined that the Valle Vista Apartments containing 4 units are not at risk. The project was recently refinanced in June of 1994 and undertook another 20 years commitment. A review of the Redevelopment Agency's records indicates that there were no rental projects financed by the agency that would present an at risk situation.

Replacement Versus Preservation Costs: The Lincoln Senior Apartments consists of 70 apartment units on a well maintained 6.9 acre site. The complex was constructed in 1978 under an original FHA loan. The apartment units appear to be in good condition. The Community Development Department conservatively estimates the cost to construct a similar complex in 1994 is based upon the following factors:

**LINCOLN SENIOR APARTMENTS
REPLACEMENT COST ESTIMATE**

APARTMENTS: 70 UNITS

SITE: 6.9 ACRES

UNITS: 1 BRM. 56 @ 650 SQ. FT.
2 BRM. 13 @ 780 SQ. FT.
MNGR 1 @ 950 SQ. FT.

WATER CONNECTION: 2.0" OR 3"

CITY FEE @ 2.0" = \$15,960
P.C.W.A. @ 2.0" = \$33,800*
\$49,760

* SHOULD CHECK WITH PCWA FOR
FEES ON APTS.

CITY FEE @ 3.0" = \$23,341
P.C.W.A. @ 3.0" = \$71,700*
\$95,041

SEWER: 70 UNITS @ \$3,132 = \$219,240

TRAFFIC: 70 EDU'S @ \$1,958 = \$137,060

PARK TAX: 70 UNITS @ \$130.50 = \$9,135

COMM. FACILITIES: 70 UNITS @ \$2,230 = \$156,100

DRAINAGE: 70 UNITS X \$587 = \$41,093

TOTAL CITY IMPACT FEES WITH PCWA = \$657,669; OR \$9,395/ UNIT

SCHOOL IMPACT FEES: SENIOR CITIZEN PROJECTS EXEMPT FROM FEES.

LAND COSTS 6.9 ACRES @ \$66,400 ACRE = \$458,160

ESTIMATED VALUE OF CONSTRUCTION 47,490 SQ.FT. @ \$52/SQ.FT.
= \$2,469,480

SITE WORK 6.9 ACRES @ \$35,800/ACRE = \$247,020

GRAND TOTAL ESTIMATED 1994 REPLACEMENT COST = \$3,832,329

In an effort to preserve the aforementioned assisted "At risk" units the City would contact all state and federal agencies which might provide affordable housing funds to determine if there are any funding available for the preservation of "assisted Housing developments". State funding sources are currently available to rural counties to acquire and/or rehabilitate units at risk of conversion. These sources include the State Community Development Block Grant (CDBG) Program and the Home Investment Partnerships Program (HOME). These State grant programs essentially pass-through federal housing funds to the local level. If necessary, the City of Lincoln would apply for grants from these sources in order to preserve affordable units at risk of conversion.

potential funding from these state/federal sources could amount to approximately one-half million dollars or more. In addition to state grant funding sources, Federal loans are also available from the FHA and FmHA. A combination of grants and loans could be packaged together to acquire the site and preserve the affordability of the units.

Also, the City would contact other profit and non-profit development corporations, as well as Project Go, which has indicated an interest to other cities in purchasing such apartment complexes. Currently, Project Go may be the only local non-profit development corporation which might be capable of purchasing a project of this type.

Local funding sources such as the Redevelopment Agency are not available at this time, as those funds have been committed. Even the subject project would not be available for conversion until the year 2001, the Agency would be in a better position at that time to reevaluate the level of tax revenue funds which have been replenished.

Based upon the costs of new replacement construction, the good physical condition of the existing complex, the general availability of grants and loans, and the number of entities interested in maintaining affordable housing, preservation of the Lincoln Senior Apartments would be the most economical and viable alternative in this case. It is estimated that preservation costs for the Lincoln Senior Apartments would be about \$2,299,397, or roughly 60% of the replacement costs.

The City is contemplating the passage of a condominium conversion ordinance within the following year. The ordinance will include, and not be limited to addressing: tenant notification, tenant option to purchase, moving expenses, building and zoning code compliance, combustion detection equipment, sound attenuation, unit and visitor parking requirements, energy conservation, minimum size, and consistency with the General Plan.

III. CONSTRAINTS

A. Government Constraints

The Government Code as it relates to the Housing Element, requires an analysis of both governmental and non-governmental constraints to development of affordable housing. Lincoln has identified various constraints to housing production in an effort to address as many barriers as possible. Removal of these constraints must be balanced with other health, safety and welfare concerns.

Land Use Controls

Land use in Lincoln is regulated by the General Plan and the Zoning Code. All residential land use classifications pose a constraint to residential development in the sense that various conditions, building requirements and limitations restrict a pure

ree market ability to construct housing. Land Use regulations lso have the potential of adding costs to construction which ndirectly may constrain housing. These impacts are measured gainst the general health and public safety served in adopting uch regulations. The zones and their general uses are as shown elow:

TABLE 25

RESIDENTIAL LAND USE ZONES

Zone	Allowed Use
R-1	Single Family Detached, 6,500 sq.ft.min. lot size
R-2	Duplex, 6,500 square feet minimum lot size
R-3	Multiple Family Dwellings, 8,500 square feet minimum lot size
R-4	Rural Estate, 2.5 acre minimum lot size
RPD	Residential Planned Development.

The great majority of vacant residential land is zoned Residential Planned Development (RPD). This allows for flexibility in design and property development standards, which will accommodate variable lot sizes, setback requirements, and street standards.

The conventional residential zones (R-1, R-2, and R-E) are limited to the smaller vacant parcels within the old city street grid. Approximately 33.78 acres exist in these zones. Most of these were subdivided long ago and development under the more flexible RPD Zone is not possible, without aggregation of these lots.

City standards currently require a two-car garage and minimum floor area of 1,200 square feet in the conventional R-1 zone. Such minimum standards may be altered in the city's Planned Unit Development Districts.

Lincoln's Zoning Code sets forth the basic restrictions regarding the placement of housing and other structures on residential land. Currently, setback requirements call for a minimum of 25' for front yards, 5' for side yards on interior lots, 10' for side street yards on corner lots, and a minimum of 0' for rear yard setback.

The city permits coverage up to 40 percent of the lot area with lots of minimum of 6,500 square feet. This permits at least ,600 square feet of single story building area. In the Multiple Family Districts, lot coverage up to 60 percent is permitted.

These standards have been determined by the city to establish minimum constraints in order to provide for adequate separation of buildings for fire protection, air and light between structures, and the intensity of development. Also to provide additional flexibility in housing opportunities within existing and proposed

commercial areas, the City's zoning ordinance allows for apartments and mobile home parks to be constructed in Commercial zones with the issuance of conditional use permit. To date, these standards have not resulted in a serious constraint in providing housing to the various income levels.

As noted earlier, much of the City's vacant residential lands located in the Residential Planned Unit Development District which permits the city greater flexibility in establishing such requirements as setbacks. The existing land use controls in the PD zone are not a constraint to developing housing.

The city does utilize a Design Review Board process for residential development but this process is not seen as a constraint to developing housing. The process is applied only to new residential subdivisions of 5 or more lots and multiple family housing. The board does not operate from a fixed set of standards and allows for flexibility in design and materials on a project by project basis.

Existing Infrastructure

Lincoln recently completed its expansion of the City Waste Water Treatment Plant located west of the City core, and just south of Nicolaus Road. With the completion of Storage Pond No. 4 this past summer, the City has additional capacity to service an additional 2,000 residential sewer hook-ups. This amount more than exceeds the 730 units allocated in Table 21-A.

The City of Lincoln purchases unlimited water from the Placer County Water Agency under a 20 year contract, renewable on December 31, 2012. On behalf of PCWA, the City collects a Plant Expansion Recovery Cost Fee (PERC) of \$142.80 Fee per residential unit. With unlimited water deliveries through the year 2012, all 30 units allocated in Table 21-A would have water connections and service.

Building Codes and Enforcement

Lincoln uses the most recent revision of the Uniform Building Code as the standard for building construction. Code enforcement is aimed primarily at new construction and remodeling through the permit procedure; however, code enforcement in older units occurs in response to complaints. Upon discovering code deficiencies, city staff opts for cooperative compliance while balancing the health and safety of the occupant. It is a rare occurrence where an occupant is required to vacate a unit as a result of City code enforcement.

Of the four residential units demolished through code enforcement since 1989, one grossly dilapidated home (Boardman, Wilson Avenue/9th Street) had been vacant for approximately three years - after the owners had built a new home next door. The second unit (Braik, 555 "M" Street) was accidentally burned down by illegal fire works. The unit was demolished two years later under

code enforcement action since the burned-out shell was an attractive nuisance to neighboring children. The third structure to be demolished was a converted chicken coop (10th Street/Hoitt Avenue). The unit was discovered during a narcotics and game catching raid by County Deputies, Department of Fish and Game Warden and Drug Enforcement Agents. The unit was later converted under building permits into a workshop. The final demolition (Braik, 557 "M" Street) involved the illegal conversion of a garage discovered after the Lincoln Police Department had been dispatched on an illegal narcotics, spousal abuse and child endangerment complaint. The female occupant was offered emergency shelter, refused it and went to live with family in Auburn. The male occupant was arrested. The dilapidated structure was voluntarily demolished by the owner approximately two months later.

The use of the Uniform Building Code is not viewed as a significant constraint to the development of housing in Lincoln.

Site Improvements

Lincoln currently requires site improvements for all residential developments according to street section standards set forth in its Subdivision Ordinance. The street right-of-way standard is a minimum of 56 feet in conventional residential areas. This is wider than found in most communities in the Sacramento region; however, flexible street standards, including reduction of right-of-way, are provided for in the Planned Development zone. The city has approved reduced street right-of-ways in recent projects.

Lincoln's improvement standards currently call for the provisions of curb, gutters, and sidewalks in all new residential development. As with all site improvements, there is a cost associated with the installation of curbing which is passed on to the cost of the land. The cost of installing such curbing may amount to \$650 for each lot developed. This cost is not viewed as a significant constraint to the development of housing, particularly in view of the important role that curbing plays in the overall maintenance of streets and the removal of storm waters from housing projects. There are no other unusual site improvement standards imposed by the city.

Fees and Exactions

The financing of public facilities and services for new development in Lincoln, as in most California jurisdictions, is funded in part by exactions and fees levied against development projects in proportion to the anticipated fiscal impact on the community. In all instances, the fees are determined on the basis of a proportional share of cost necessary to fund the cost of capital improvements. In this sense, they are fixed overhead costs that cannot be reduced by policy.

In Lincoln, residential developers are presently assessed fees and exactions as shown in Table 26.

TABLE 26

**RESIDENTIAL DEVELOPMENT FEES
COLLECTED BY THE CITY OF LINCOLN**

Water Connection Fee	3/4" Meter	\$ 1,995 *
Water Meter	3/4" Line	\$ 121
Sewer Connection Fee		\$ 3,132

* Water connection fee is currently under review, pending water contract review.

Park Fee

Single Family	\$ 261.00 Per Unit
Duplex	\$ 449.00 Per Unit
Triplex	\$ 609.00 Per Unit
Fourplex	\$ 812.00 Per Unit
Apartments, Condo's	\$ 130.50 Per Unit

School Impact Fee

Single Family	1.72/sq.ft.- occupied space
Duplex	1.72/sq.ft.- occupied space
Multiple Units	1.72/sq.ft.- occupied space

In addition, on April 5, 1994 the Western Placer Unified School District adopted a Developer Fee Justification Study/Capital Improvement Plan for the financing of additional school facilities by:

- Application to the State Allocation Board under the State School Building Lease/Purchase Law of 1976;
- Agreements with individual developers;
- The levy of developer fees on residential and industrial/commercial development as authorized by Government Code Section 53080;
- Participation of future projects in the district's Landowner Mello-Roos Community facilities District; and
- By other methods of financing that may become available to the District in the future.

Traffic Impact Fee

Single Family
Apartments

\$ 1,958 Per Unit

Community Services

Single Family
Apartments

\$ 2,230 Per Unit

Drainage

Single Family
Apartment

\$ 587 Per Unit

Comparative studies of fees charged in other jurisdictions in lacer County indicate that Lincoln charges fees that are comparable to adjoining jurisdictions. Complete comparisons are difficult to make. Whereas the City of Lincoln collects all its charges in the form of Building Permit fees and has no special tax assessments associated with infrastructure improvements, other communities do impose a special annual tax for infrastructure which is not reflected in the comparison below:

TABLE 27

COMPARISON OF BUILDING PERMIT FEES
(1,800 square foot home)

	Lincoln	Rocklin	Roseville
	-----	-----	-----
Building Permit	\$ 789	\$ 743	\$ 752
Sewer Connection	3,132	4,030	2,750
Local Sewer Conn.	N/A	N/A	200
Water Connection	1,995	3,925	1,918
Park	453	1,304	1,658
Plan Check	511	868	733
Water Meter	140	125	N/A
Electrical	N/A	N/A	2,000
Traffic	1,958	1,520	2,658
Fire Service	N/A	N/A	655
Community Services	2,230	N/A	558
Stanford Rnch Cnst Fee	N/A	1,325	N/A
Drainage	587	N/A	301
Certificate of Occupancy	500	N/A	N/A
	-----	-----	-----
	\$12,295	\$12,515	\$14,183

Local Government Processing

Lincoln processes complex applications--those involving general Plan amendments, re-zoning, subdivision and environmental review--concurrently when ever possible. All applications are

processed in adherence with the California permitting requirements. Currently, applications for residential subdivisions are processed within a three to five month period. Processing time is largely determined by the availability of staff time. The city encourages developers to utilize master environmental impact reports in conjunction with planned unit developments in order to expedite the processing of individual development plans. It is estimated that City processing fees for planning an environmental, typically cost on the order of \$200 per unit. Other fees such as engineering plan checking typically cost \$440 per unit and engineering inspection approximately \$725 per unit.

B. NON-GOVERNMENTAL CONSTRAINTS

Availability of Financing

Financing for housing development is generally outside the influence of local government. Lending institutions operating in Placer County maintain branches in Lincoln, but as with all other mortgage finance organizations, the interest rates they offer follow market conditions.

In times of high interest rates, financing problems have been viewed as a major factor in times of housing crisis. The lack of financing at reasonable rates eliminates major segments of the population from securing housing.

In July of 1994, the City of Lincoln facilitated an application to the California Tax Credit Allocation Committee for reservation of \$488,739 in annual Federal Tax Credits and 1,916,636 in total State Credits for the purpose of constructing an 88 unit low-income apartment complex on 5.3 acres of land.

More recently, the City of Lincoln, in conjunction with the cities of Roseville, Rocklin, Auburn, Colfax and Placer County adopted a Mortgage Credit Certificate Program which will aid first time home buyers to qualify. On September 16, 1994, the California Debt Limit Allocation Committee (CDLAC) awarded Placer County the full \$17,000,000 allocation requested.

Price of Land

Land prices in Lincoln are generally lower than similar properties in the Sacramento and South Placer area, as indicated in the summary of land sales prepared quarterly by the Placer County Board of Realtors and the Sacramento County Board of Realtors Multiple Listing Services. Currently, residentially zoned vacant land may generally be acquired for between \$25,000 and \$30,000 an acre, depending upon the size and location of the parcel involved. As the community and the South Placer area develop and provide more employment opportunities, it is anticipated that the price of raw land will become more comparable to the price structure of the region.

Public Services

As described in more detail in the Public Services and Facilities Element, the provision of public services to newly developing areas in Lincoln will require expansion of facilities. Water, sewer, drainage, police, fire, parks, schools and transportation will require improvements in capacity to treat and distribute water, to treat sewage, to handle run-off and provide sufficient space and capacity for recreation, public safety, education and movement of people and goods. In each case, the cost of expansion will most likely be financed through development fees, exactions, assessment districts or some combination of these. These costs will be passed on to home buyers, who will pay for the expansions over time. While these costs will increase the cost of housing, there is no other way for the city to finance these improvements.

Cost of Construction

Except for the southeastern area of the City, Lincoln is generally free of the lava cap and granite outcroppings found in much of the South Placer area. With the exception of having to occasionally mitigate for seasonal wetlands, there are generally no unusual development costs. Much of the soil is heavy clay which results in a shorter than normal building season because it is necessary for the soil to dry before construction can begin. In addition, some areas are relatively low lying and require special consideration to ensure proper drainage when developed. The cost for housing construction is assumed to be similar to that found throughout the South Placer and Sacramento region and is estimated at \$45-\$50 per sq.ft. for dwellings. Infrastructure costs for single family projects is typically between \$9,000 - 10,000 per lot depending upon conditions, approximately \$3,800 - 4,000 for per apartment unit.

IV. ENERGY CONSERVATION

The opportunities for energy conservation stem primarily from the fact that most of the future residential development will occur on land that is not constrained by existing roads and infrastructure. Therefore, energy conservation can be achieved through site development planning to reduce the need for vehicular trips by: providing pedestrian access to commercial and recreational facilities; by providing mixed use development; by providing for higher densities that would make public transit economically feasible; advocating the extension of the Roseville Light Rail within pre-established right-of-ways within the Twelve Ridges Specific Plan; and by requiring landscaping to control solar gain in buildings and on pavement, channel wind, and provide comfortable micro climates that limit dependence on artificial heating and cooling systems. Lincoln has adopted the South Placer Policy Plan which sets forth development guidelines to achieve these objectives. Furthermore, Lincoln has a local bus service

high takes advantage of the development patterns in the new development areas.

The flexibility provided within the city's Planned Unit Development District also offers an opportunity to design residential projects to allow for maximum opportunities in active and passive solar systems. Energy conservation features will be incorporated into the design of structures on the site to meet the requirements of Title 24. These measures include low flow plumbing fixtures, efficient heating and cooling opportunities, dual pane windows, adequate insulation and weather stripping.

V. REVIEW OF 1988 HOUSING ELEMENT

The 1988 Housing Element identified 3 broad housing Goals. In order to best evaluate the effectiveness of the 1988 Element, it is necessary to review the additional construction to the city's housing stock occurring between January 1, 1983 and June 30, 1991, as well as the Actions that were described in the Element; as well as the specific quantified objectives for new construction, affordability and rehabilitation of existing units.

Lincoln's share of the regional new construction need for the 1986 - 1991 planning period included the original allocation and the supplemental allocation for the period of July, 1990 to June 30, 1991. Therefore, Lincoln's share of the region's new construction need for the previous planning period was 259 units of Very Low, 202 units of Low, 239 units of Moderate and 410 units of Above Moderate, for a total of 1,110 units.

In comparison, at the end of the planning period the City realized 292 units of Very Low, 300 units of Low, 553 units of Moderate and 13 units of Above Moderate. In the majority of instances the goals were exceeded with the exception of above moderate income housing.

HOUSING ACTION PROGRAMS IDENTIFIED IN 1988 ELEMENT

ctions

1. The City will continue to require environmental reviews on residential development proposals in order to assess the impacts of proposed developments.

Projected Units: 1,110

Progress-to-Date: 3,500. Any residential development in the City of Lincoln of five units or large is generally brought before the Design Review Committee and Planning Commission. Over 3,500 units/lots have been reviewed pursuant to CEQA since 1984. More recently, all newly annexed Specific Plans were processed under Master Environmental Impact Reports of which the City Public Facilities Element was a key element. For the most part, conventional zoning, subdivision map act, and construction plans prepared under the UBC were appropriate and adequate for the proposed development.

2. The city will continue to enforce the energy regulations as specified in Title 24 of the California Administrative Code. The planning commission, in reviewing development projects, will review orientation with a view to energy conservation.

Projected Units: 1,110

Progress-to-Date: 1,158. The Subdivision Map Act requires all new tracts to be designed, to the extent practical, to take advantage of solar opportunities. This requirement has been met for all 1,158 units constructed under the previous Housing Module. In addition all units were reviewed pursuant to Title 24 as an ongoing program.

- 3a. The City will include funds in its budget to continue its building code enforcement program for new and existing units. A report on building inspection activities, including recommendations for additional actions, will be transmitted to the City and County periodically.

Projected Units: Ongoing.

Progress-to-Date: In 1989 the City formally adopted a Code Enforcement Program. The program is partially funded by the Lincoln Redevelopment Agency. It is aimed at neighborhood preservation and improvement by responding to and abating housing code violations. The housing stock is preserved by identifying and requiring whatever necessary structural repairs are needed from a landlord or property owner on a given substandard unit. Should the unit be condemned and demolished, the City further allows a credit of all City connection and impact fees to be carried over to a new unit.

This \$10,475 credit has been exercised in approximately a dozen cases within the Redevelopment Project Area. In other respects, the City on an ongoing basis conducts building plan checks and inspection services on all new residential construction.

- b. The City will submit an application for Small Cities Housing and Community Development Block Grant funds each time applications are being accepted. The application will place priority on preservation and improvement of existing neighborhoods and housing productions.

Projected Units: To make applications in 1988, 1989 and 1990.

Progress-to-Date: Although Community Development Staff obtained CDBG applications in 1989 and 1990, time and work load constraints frustrated their completion. In 1990 the City, through the Rural California Housing Corporation (RCHC) intended to apply for a \$10,000 Planning and Technical Assistance Grant. The grant would have gone to packaging a formal CDBG application using a \$1,100 match from the City. Unfortunately, the recession and tax shifts from the State deeply cut into the City's ability to ante the required match. Presently, the City is again contracting with RCHC in packaging a CDBG application via a \$3,000 match provided by the Redevelopment Agency.

- c. The City will annually review eligibility requirements for other federal and state programs and will submit applications for any program that provides funding for neighborhood preservation or improvement and has a reasonable chance for funding.

Projected Units: Ongoing

Progress-to-Date: During the fall of 1990, the Lincoln Redevelopment Agency Executive Director undertook the task of trying to develop a regional strategy for affordable housing, involving the neighboring Cities of Roseville, Rocklin, Auburn, Loomis and Placer County. The means of undertaking such an effort would have been through the establishment of a Neighborhood Housing Corporation. Through federal legislation passed earlier, the NHC's purpose would have been to provide affordable housing and rehabilitation loans and services. The Joint Powers Authority (member RDA's) would have provided seed monies to form the corporation. The concept never came to fruition.

- a. The City will include, in all applications for federal or state funds for neighborhood improvement, programs for the construction of needed public improvements, such as: curbs, sidewalks, gutters, and drainage facilities.

Progress-to-Date: Ongoing as application applies. Please see Item 2b., above.

- ». The City will ensure that dedication of land or payment of impact fees for mitigation of impacts on schools is done to school district standards as a condition of development approval.

Progress-to-Date: This is an ongoing action. All 1,158 units constructed during the term of the previous housing element paid their school fees. Similarly all Specific Plans approved by the City require the projects to enter into the Western Placer Unified School District's Financing Plan prior to issuance of building permits.

- ». The City will continue to require that impact fees for needed services be collected from new residential developments, and will review the amount of fees annually.

Progress-to-Date: This is an ongoing annual action. As a result of favorably re-negotiating its water allocation contract with the Placer County Water Agency, the City passed on a water connection cost savings of \$3,328 per unit for 300 hook-ups. Similarly a review also led to a reduction in the drainage facilities impact fee, realizing a cost savings of \$721.

1. The City will continue to review the economic impact of each proposed residential development on city-provided services and will continue to impose conditions as warranted, including collection of impact fees to maintain city services at adequate levels.

Progress-to-Date: In 1991 the City adopted a Public Facilities Element, which in turn was revised in April of 1994. The Public Facilities Element is a comprehensive plan identifying public services and facilities that will be needed to serve development that could occur under the City of Lincoln's General Plan and its amendments. Preparation of the Element was a joint effort between the City and planning and engineering consultants.

1. The City will review the impact of proposed low income-assisted housing through the environmental review process. If the review indicates that significant negative impacts will occur because of a concentration of assisted units, or an imbalance within the city's overall housing stock, the city will work cooperatively with the developer to develop impact mitigation requirements as a condition of approval.

Progress-to-Date: Through on-going review there has not been an over-concentration of low-income housing which would result in a housing imbalance.

- a. The City will include a program of home repair and renovation in each Small Cities Housing and Community Development Block Grant or other funding program.

Progress-to-Date: Ongoing as application applies. Please see Item 2b., above.

- b. The City will annually contact federally-supported public employment and economic assistance programs operating in Placer County to determine if they operate programs of housing repair or energy retrofit. If programs are being operated that provide this assistance, the City will formally request that program operations provide assistance, the City will formally request that program operations provide assistance to residents of the city and will direct city staff to assist in program implementation.

Progress-to-Date: Ongoing, on an average Project Go Inc., funds approximately 30 units per year, on an average of \$900 per unit, for insulation related upgrades in the City of Lincoln.

- c. The City will continue to implement the Lincoln Redevelopment Agency affordable housing improvement program.

Progress-to-Date: In its objective to renovate homes and assist in construction of new houses in the redevelopment area by using tax increment, the Agency has been more successful at providing the latter. By constructing the "B" Street and 9th Street extensions, the Agency opened approximately 16 lots for low to moderate income development. Similarly with the construction of the Joiner Parkway, there are still remaining 117.4 acres of various land use densities ranging from 5 units to the acre to 20 units to the acre. Finally with the Agency's construction of the 11th Street Storm Drain Project, 61.07 acres or approximately 305 lots in the low to moderate income range were made available for development. Thus far, 57 low to moderate income homes have been constructed in the 11th Street project area.

The above-described improvements were funded by the Agency through advances of other Agency funds to the Agency's Low and Moderate Income Housing Fund, such advances to be repaid from annual tax increments which are or otherwise would be deposited into the Low and Moderate Income Housing Fund. There is presently a zero balance in the Low and Moderate Income Housing Fund. There is presently a zero balance in the Low and Moderate Income Housing Fund and an outstanding debt in the amount of \$1,833,903.00, representing the remaining unpaid balance of the advances made to undertake those improvements. During fiscal years 1994/95 through 1998/99, it is estimated that the amount of tax increments which will be deposited into the Low and Moderate Income

Housing Fund and used to repay the existing outstanding indebtedness will be as follows:

Fiscal Year 1994/95	\$103,200.00
Fiscal Year 1995/96	\$104,232.00
Fiscal Year 1996/97	\$105,274.00
Fiscal Year 1997/98	\$106,326.00
Fiscal Year 1998/99	\$107,390.00
Total	\$526,422.00

That total amount will reduce the outstanding indebtedness of the Low and Moderate Income Housing fund to the sum of \$1,307,481.00.

As indicated in the Agency's Implementation Plan for the Lincoln Redevelopment Project, the majority of the programs and potential programs and potential projects proposed by the Agency during fiscal years 1994/95 through 1998/99 are directed at increasing, improving and/or preserving low and moderate income housing within the City and include:

- * The replacement of sewer lines within the Hoitt Addition at an estimated cost of \$500,000 to provide sufficient capacity to accommodate the additional development of low and moderate income housing within that area;
- * The provision of financial assistance for the development of the Oak Creek Apartment Complex which will provide low and moderate income housing in an estimated amount of \$250,000.
- * The reconstruction /extension of Wilson Avenue in the Hoitt Addition at an estimated cost of \$55,000 to open up approximately 2.0 acres of land for the development of low and moderate income housing;
- * Participation in a Mortgage Credit Certificate Program to assist First-Time Homebuyers at an estimated annual cost of \$1,000.00;
- * The provision of matching funding, estimated at \$3,000 per year for each year a grant is received, for a Community Development Block Grant Technical assistance grant in order to develop a Community Development Block Grant Application for housing rehabilitation.

The Agency anticipates funding these projects by making additional advance to the Low and Moderate Income Housing Fund from other funds of the Agency or by obtaining other financing, such advances or other indebtedness to be repaid

by monies deposited in the Low and Moderate Income Housing Fund as they become available.

- a. The City will continue to administer its Certificate of Compatibility Ordinance implementing Senate Bill 1960 permitting mobile home units to be located on single family lots.

Projected Units: Open

Progress-to-Date: Since passing its Certificate of Compatibility ordinance, the State has pre-empted the criteria allowing manufactured homes on a permanent foundation in single family residential zones. To date only 3 such homes have been placed in the City. The City will continue approving such homes in accordance with state law.

- b. The City will maintain land zoned for residential development at least equal to 150 percent of estimated demand. This zoned land will include provision for low, medium, and high density according to the following scale:

Low Density	1-5 Units Per Acre
Medium Density	6-12 Units Per Acre
High Density	13-20 Units Per Acre

A density increase of 25 percent above the designated density in each category may be achieved, provided a certain percentage of the homes are provided for low or very low income households.

The City will ensure that the land use element of the General Plan designated specific properties with low, medium and high density categories, as stated above, and zone land as necessary to meet the needs.

Projected Units: 1,110

Progress through 1990: 1,158. The Regional Housing Needs Allocation Plan prepared by SACOG in 1983 projected a need to accommodate 1,110 new units by income category through June 1991. This figure included 259 very low income units, 202 low income units, 239 moderate income units, and 410 above moderate income units. As discussed at page 33, the City exceeded goals for all categories with exception of the above Moderate Income range. The monitoring is ongoing.

- c. The City will evaluate the benefits of adding a mixed use zone to the city zoning ordinance to allow for housing cost reductions through a combination of commercial and residential use on the same parcel.

Progress-to-Date: Ongoing. The City encourages mixed use zoning by way of allowing apartments and mobile home parks in Commercial zones, as well as allowing any combination of

commercial and residential uses within a Planned Development Zone. For example, an approximate 2.0 acre commercial site located between 2nd and 3rd Streets has been identified in the City's Downtown Urban Design Plan as a likely candidate for a senior apartment project. Thus far the only residential units proposed within a commercial area have been a couple onsite night-watchman quarters associated with a businesses.

- a. The City will continue to cooperate with and advise developers in the use of Planned Unit Development zoning (PD) to reduce housing costs by utilizing various techniques, such as: zero lot lines, cluster development, narrower streets and fewer dedication requirements.

Progress-to-Date: Ongoing. The City utilizes a Planned Development (PD) approach which allows for greater flexibility and innovation in design. The PD zone frequently allowed more units than would otherwise have been accommodated on a constrained site.

Since 1984, the majority of all housing constructed have been in the PD zone. Some examples of PD design incorporated in the City include: "Z" lots, 40' wide streets, detached homes on a 4,000 square foot lots, and reduced setbacks. In addition, it should be noted that all residential units found in the latest Specific Plans are zoned PD.

- b. The City will review its building code, zoning ordinance, subdivision ordinance, and processing procedures every two years to identify and eliminate requirements which are unnecessary or unreasonably impact the cost of housing.

Progress-to-Date: The City continues to streamline permit processing via one-stop permitting. Presently, the City is reviewing its garage requirements, and will report to the Planning Commission in early 1995.

- c. The City will periodically review development fees to determine the feasibility and methods of reducing fees on housing units designed to serve low income and special needs groups that include a buyer screening program and anti-speculation controls.

Progress-to-Date: The City continues to periodically review fees, including their deferment, to accommodate low income and special needs groups.

- d. The City will continue to approve development that provides housing for moderate and above moderate income groups where consistent with the housing element and zoning ordinance.

Projected Units: 649

Progress-to-Date: A total of 566 moderate and above moderate units were constructed. While the moderate units were

exceeded by 314, above moderate units were short by 397.

- e. The City will ensure its zoning ordinance sections governing the use of SB-1960 requirements allow mobile homes in single-family residential zones.

Progress-to-Date: Since passing its Certificate of Compatibility ordinance, the State has pre-empted the criteria allowing manufactured homes on a permanent foundation in single family residential zones. To date only 3 such homes have been placed in the City. The City will continue approving such homes in accordance with state law.

- f. The City will ensure its zoning ordinance provisions dealing with second units within a single family district meet the requirements of state law.

Progress-to-Date: Section 65852.2 sets forth procedures whereby second units in single-family residential zones may be established. This section permits a city to establish a procedure by ordinance to permit these types of units; however, if it does not do so - as in the City of Lincoln, then a conditional use permit must be granted to permit such a use if the applicant meets the state criteria. Thus far only one application was received in 1985 and denied. The basis being that it was constructed without permits and did not meet the criteria of Government Code Section 65852.2 (b).

- a. The City will request advice from the Department of Housing and Urban Development, the State Department of Housing and Community Development, and the California Housing Finance Agency on actions it can take to assist developers to participate or how the City itself can participate in programs designed to provide affordable housing.

Progress-to-Date: In 1985 the City Council adopted Resolution 85-10 intending to facilitate the issuance of obligations in the amount of \$32,500,000 to help finance the construction of the 500 unit Gregan Apartment project in the Aircenter project. The project however was not built. Similarly in 1985 the City Council adopted Resolution 85-11 intending to facilitate the issuance of obligations in the amount of \$15,000,000 to help finance the construction of the 240 unit Auburn Creek Apartments. The project was built later that year. Next In 1985 the City Council adopted Resolution 85-12 intending to facilitate the issuance of obligations in the amount of \$15,000,000 to help finance the construction of the 214 unit South Fork Limited Partnership apartment project. The project however was not built. Next, in April of 1985, the City of Lincoln in conjunction with the City of Fairfield established the Fairfield-Lincoln Housing Authority to finance 25 first time home buyer mortgages. The issuance amount was \$15,000,000. More recently the City of Lincoln, in conjunction with the Cities of Roseville, Rocklin, Auburn, Colfax and Placer County

adopted a Mortgage Credit Certificate Program which will aid first time home buyers to qualify. The required \$500 match was provided by the Lincoln redevelopment Agency. On September 16, 1994, the California Debt Limit Allocation Committee (CDLAC) awarded Placer County the full \$17,000,000 allocation requested. A second separate item involves the City's facilitation of \$2,405,375 in Low Income Housing Tax Credits to allow the construction of 88 low income units known as the Oak Creek Apartments.

9. The City will annually review its eligibility for appropriate federal and state programs providing assistance to low income and special needs groups and will submit an application for programs from which it has reasonable change of obtaining funds.

Progress-to-Date: Ongoing activity.

1. The City will continue to provide housing anti-discrimination information indicating where advice, assistance, and enforcement activities can be obtained by any person who feels they have been discriminated against in acquiring housing within the city.

Progress-to-Date: Ongoing activity. The Community Development Department handles all initial complaints of fair housing discrimination. Tenant/landlord disputes of low income residents are forwarded to the Northern California Legal Services. The program functions well.

- 1a. The City will continue to participate in the South Placer Policy Committee (SPPC) and its housing monitoring program. The City will provide all data needed for the monitoring program, including:

- Inventory of vacant residential land - semi-annually
- Residential projects in progress - quarterly
- Residential building permits issued - quarterly
- Residential building permits/final - annually
- Inventory of vacant commercial and industrial land - quarterly
- Commercial and industrial projects in progress - quarterly
- Infrastructure and public services capacity - annually

Progress-to-Date: The SPPC did publish reports annually from 1984 through 1987. No reports have been issued since 1987, when the SPPC stopped meeting regularly.

- 1b. The City will hold a public hearing to review each SPPC monitoring report concerning the relationship between housing opportunities and employment opportunities and will consider program responses to remedy housing shortfalls.

Progress-to-Date: As mentioned above, the SPPC did publish reports annually from 1984 through 1987. No reports have been issued since 1987, when the SPPC stopped meeting regularly.

- 0c. The City will continue to accept its "fair share" allocation goals from the Sacramento Area Council of Governments and will use it for planning purposes.

Progress through 1990: The Regional Housing Needs Allocation Plan prepared by SACOG in 1983 and revised in 1990 projected a need to accommodate 1,110 new units by income category through 1990. This figure included 259 very low income units, 202 low income units, 239 moderate income units, and 410 above moderate income units. As discussed earlier the City exceeds the necessary amount of land uses called for in the allocation plan.

- 1a. The City will encourage preliminary or informal discussions with developers proposing various methods to provide affordable housing.

Progress-to-Date: Ongoing basis.

VI. HOUSING GOALS, POLICIES, and ACTIONS

The housing program of the city of Lincoln is made up of goals, policies, actions, objectives, responsibility, and schedules. There are three housing goals and each goal is supported by policies that will lead to achievement of that goal. Each policy is supported by an action or series of actions that will ensure that the policy is implemented. Each action has an objective which describes the expected result of the action; an indication of who is responsible for performing the action; and a schedule indicating when the action should occur.

GOAL FOR HOUSING QUALITY

PROMOTE THE CONSTRUCTION OF A VARIETY OF HOUSING TYPES THAT MEET SAFE STANDARDS WITH A MINIMUM OF ENVIRONMENTAL IMPACT AND THAT PROVIDE A CHOICE OF LOCATION, PRESERVE EXISTING NEIGHBORHOODS, AND HAVE ADEQUATE PUBLIC SERVICES.

- * POLICY 1: To ensure that new housing efficiently uses land, is energy efficient, and causes a minimum of environmental impact.

Actions

- 1a. The city will continue to require environmental reviews on residential development proposals in order to assess the impacts of proposed developments.

Objective: Require that an environmental review be done for all residential development proposals requiring tentative map or use permit approval.

Responsibility: Director of Community Development. City Council.

Schedule: An ongoing action that will continue until the Housing Element is revised.

- b. The city will continue to enforce the energy regulations as specified in Title 24 of the California Administrative Code. The planning commission, in reviewing development projects, will review orientation with a view to energy conservation.

Objective: Require compliance with energy regulations.

Responsibility: Planning Director, Planning Commission, City Council.

Schedule: An ongoing action that will continue until the Housing Element is revised.

POLICY 2: To promote the construction of good quality and safe homes, the preservation of existing neighborhoods, and the elimination of unsafe housing.

Actions

- 2a. The City will include funds in its budget to continue its building code enforcement program for new and existing units. A report on building inspection activities, including recommendations for additional actions, will be transmitted to the City/County periodically.

Objective: To budget for continuation of building code enforcement and prepare an annual report on activities for the City Council.

Responsibility: City Council and Community Development Department.

Schedule: An ongoing program that will continue until the Housing Element is revised. City budget approval by July 1 each year.

- b. The City will submit an application for Small Cities Housing and Community Development Block Grant funds each time applications are being accepted. The application will place priority on preservation and improvement of existing neighborhoods and housing productions.

Objective: To submit an application in 1995 and 1997.

Responsibility: Community Development Department, City Manager, City Council.

Schedule: An application submitted in the above years by deadline established by HUD.

- c. The City will annually review eligibility requirements for other federal and state programs and will submit applications for any program that provides funding for neighborhood preservation or improvement and has a reasonable chance for funding.

Objective: To review eligibility for programs each year through 1996. To submit an application to each program for which the city is eligible.

Responsibility: Community Development Department, City Manager, City Council.

Schedule: Start with adoption of Housing Element. Reviews to be done at various times during each year but to be completed by December 31.

POLICY 3: To insure that existing and new neighborhoods receive an adequate level of public services, public facilities, and public protection.

ctions

- a. The City will include, in all applications for federal or state funds for neighborhood improvement, programs for the construction of needed public improvements, such as: curbs, sidewalks, gutters, and drainage facilities.

Objective: To submit Community Development Block Grant applications containing neighborhood preservation programs.

Responsibility: City Manager, Planning Commission, City Council.

Schedule: One application in each year.

- b. The City will ensure that dedication of land or payment of impact fees for mitigation of impacts on schools is done to school district standards as a condition of development approval.

Objective: To ensure fees are paid or land is dedicated for provision of school facilities.

Responsibility: School Districts, Community Development Department, City Council.

Schedule: An ongoing program that will continue until Housing Element is revised.

- c. The City will continue to require that impact fees for needed services be collected from new residential developments, and will review the amount of fees annually.

Objective: To collect impact fee with each permit and to review need for increases each year.

Responsibility: Community Development Department and City Council.

Schedule: An ongoing program that will continue until Housing Element is revised.

- d. The City will continue to review the economic impact of each proposed residential development on city-provided services and will continue to impose conditions as warranted, including collection of impact fees to maintain city services at adequate levels.

Objective: To impose conditions on projects, including collection of impact fees to maintain an acceptable level of services.

Responsibility: EIR preparer, Community Development Director, City Council.

Schedule: An ongoing review of the Public Facilities Element that will continue until Housing Element is revised.

- * POLICY 4: To encourage an overall balance of housing types within the city.

actions

- 1a. The City will review the impact of proposed housing through the environmental review process. If the review indicates that an imbalance of any one housing type within the city's overall housing stock, the city will work cooperatively with the developer to develop impact mitigation requirements as a condition of approval.

Objective: To establish a balanced housing stock.

Responsibility: Community Development Director,
Planning Commission, City Council.

Schedule: An ongoing program that will continue until the Housing Element is revised.

GOAL FOR HOUSING QUANTITY

ENCOURAGE THE PRESERVATION OF EXISTING HOUSING AND THE CONSTRUCTION OF NEW HOUSING TO MEET THE NEEDS OF ALL INCOME GROUPS AND THOSE WITH SPECIAL NEEDS, AND ENSURE THAT HOUSING OPPORTUNITIES ARE OPEN TO ALL WITHOUT REGARD TO RACE, COLOR, AGE, SEX, RELIGION, NATIONAL ORIGIN, FAMILY STATUS, OR PHYSICAL HANDICAP.

- * POLICY 5: To promote the preservation of existing homes and the rehabilitation of homes needing repair.

Actions

- 5a. The City will include a program of home repair and renovation in each Small Cities Housing and Community Development Block Grant or other funding program.

Objective: To submit applications for the maximum allowed under program guidelines and secure funding to renovate approximately 5 units per year.

Responsibility: Community Development Director,
Planning Commission, City Council.

Schedule: One application each year, submitted, by December 31.

- 5b. The City will annually contact federally-supported public employment and economic assistance programs operating in Placer County to determine if they operate programs of housing repair or energy retro-fit. For example, under funding from the Department of Economic Opportunity, Project

Go, Inc., a non-profit community service organization offers energy related home improvements to income qualified residents. Located at 3740 Rocklin Road, Rocklin California, 95677, telephone (916) 624-5705, Project Go will fund up to \$2,000 worth of free energy related home improvements to owner occupied or rental housing for qualifying households. This program is also automatically available to households in which one or more individuals are receiving AFDC, SSI, Food Stamps, or Veteran's or a Survivor's Pension. These improvements consists of attic insulation, door weatherstripping, storm windows, sunscreens, energy efficient showerheads, water heater blankets, outlet gaskets, energy related home repairs (i.e. glass replacement or door replacement) and ceiling fans. Project Go, is accepting applications from income qualified households, and individuals for the next funding cycle in February of 1995.

The City will advise households and individuals through pamphlets and posters available at City Hall of Project Go, Inc., and their program operations and will assist in program implementation.

Objective: To provide energy retrofit and home repair services to low income, handicapped, or elderly households.

Responsibility: Community Development Director, City Manager, City Council.

Schedule: To start with adoption of Housing Element and continue until the Housing Element is revised.

- c. The City will continue to implement the Lincoln Redevelopment Agency housing improvement program.

Objective: To renovate homes and assist in construction of new houses in the redevelopment area by using tax increment.

Responsibility: Community Development Director, City Manager, Finance Director, Redevelopment Agency.

Schedule: To begin with generation of additional tax increment and continue until Housing Element is revised.

POLICY 6: To ensure that there is sufficient land zoned for a variety of housing types, residential densities, and housing prices that will meet the needs of projected growth.

actions

- a. The City will continue permitting factory built home units to be located on single family lots in accordance with State law.

Objective: To allow factory built home units to be constructed on existing single family lots intended for elderly, handicapped, low and moderate income families.

Responsibility: Community Development Director, Planning Commission.

Schedule: Construction of mobile home units to the extent applications are reviewed.

- b. The City will maintain land zoned for residential development at least equal to 150 percent of estimated demand. This zoned land will include provision for low, medium, and high density according to the following scale:

Low Density	1-5 Units Per Acre
Medium Density	6-12 Units Per Acre
High Density	13-20 Units Per Acre

By the end of 1995, the City will adopt a Bonus Density Implementing Ordinance as required by the California Government Code. A density increase of 25 percent above the designated density in each category may be achieved, provided a certain percentage of the homes are provided for low or very low income households.

The City will ensure that the land use element of the General Plan designated specific properties with low, medium and high density categories, as stated above, and zone land as necessary to meet the needs.

Objective: To use the following target for land zoned residential:

Low Density	70 Percent
Medium Density	20 Percent
High Density	10 Percent

Responsibility: Community Development Director, Planning Commission, City Council.

Schedule: Ongoing until Housing Element revision. The Density Bonus Implementing Ordinance is proposed to be adopted by the end of 1995.

- c. The City will continue to evaluate the benefits of the mixed use zone in the city zoning ordinance, to allow for housing cost reductions through a combination of commercial and

residential use on the same parcel.

Objective: To determine if a mixed-use zone would cause housing cost reductions and make ongoing recommendations to City Council.

Responsibility: Community Development Director,
Planning Commission, City Council.

Schedule: Ongoing as projects are processed.

- * POLICY 7: to encourage and assist the construction of a variety of housing types with varying densities and prices, for both sales and rental, that are affordable to all income groups, particularly low income and special needs groups.

Actions

- 7a. The City will continue to cooperate with and advise developers in the use of Planned Unit Development zoning (PD) to reduce housing costs by utilizing various techniques, such as: zero lot lines, cluster development, narrower streets and fewer dedication requirements.

Objective: To encourage all developers to use PD zoning and cost reducing techniques.

Responsibility: Community Development Director,
Planning Commission, City Council.

Schedule: Continuing Program until Housing
Element is revised.

- 7b. The City will review its building code, zoning ordinance, subdivision ordinance, and processing procedures every two years to identify and eliminate requirements which are unnecessary or unreasonably impact the cost of housing.

Objective: To perform reviews to identify and eliminate unnecessary requirements.

Responsibility: Community Development Director, Planning
Commission, City Council.

Schedule: To be completed every two years.

- 7c. The City will periodically review development fees to determine the feasibility and methods of reducing fees on housing units designed to serve low income and special needs groups that include a buyer screening program and anti-speculation controls.

Objective: To determine the feasibility and method of

reducing fees, and to reduce fees on housing for low income and special needs groups.

Responsibility: Community Development Director,
Planning Commission, City Council.

Schedule: To be completed every two years.

- 7d. The City will continue to approve development that provides housing for moderate and above moderate income groups where consistent with the housing element and zoning ordinance.

Objective: Approval of housing units for higher income groups.

Responsibility: Community Development Director,
Planning Commission, City Council.

Schedule: Continuing program until Housing Element revision.

- e. The City will ensure its zoning ordinance sections dealing with mobile homes within a single family district meet the requirements of state law.

Objective: Meet State requirements for mobile and manufactured housing on permanent foundations.

Responsibility: Community Development Director, Planning Policy Committee.

Schedule: Ongoing until Housing Element revision.

- 7f. The City will ensure that its zoning ordinance provisions dealing with second units within a single family district meet the requirements of state law.

Objective: Meet state requirements as set forth in Government Code Section 65852.2.

Responsibility: Community Development Director,
Planning Commission, City Council.

Schedule: Construction of second units to the extent applications are received.

POLICY 8: To participate, whenever eligible, in federal, state, or other programs that assist in providing and maintaining housing affordable to low income and special needs groups.

Actions

- a. The City will request advice from the Department of Housing and Urban Development, the State Department of Housing and Community Development, and the California Housing Finance Agency on actions it can take to assist developers to participate or how the City itself can participate in programs designed to provide affordable housing. Program examples include: Farm Home 515 program, Farm Home 502 program, Mortgage Credit Certificate program, Home program, Community Development Block Grant etc.

Objective: To encourage developers to participate in programs to provide affordable housing and to apply for programs the City is eligible for and is in competitive position to proceed. An example to this end is facilitating the construction of the 88 unit low-income Oak Creek Apartment project using Tax Credit Allocations.

Responsibility: Community Development Director, Planning Commission, City Council.

Schedule: To start with adoption of Housing Element and to continue until Housing Element is revised.

- b. The City will annually review its eligibility for appropriate federal and state programs providing assistance to low income and special needs groups and will submit an application for programs from which it has reasonable change of obtaining funds.

Objective: Annual review of eligibility and applications.

Responsibility: Community Development Director.

Schedule: First review to be completed by September 30, 1995 and annually thereafter.

POLICY 9: To ensure that all laws and regulations prohibiting discrimination in lending practices and the sale and rental of homes are enforced.

Action

- a. The City will continue to provide a fair housing dissemination program publicizing California Department of Fair Employment and Housing (telephone (916) 445-9918) anti-discrimination information indicating where advice, assistance, and enforcement activities can be obtained by any person who feels they have been discriminated against in acquiring housing within the city.

Objective: To provide CDFEH information pamphlets and posters at City Hall, City Library and local newspaper on anti-discrimination and to any person requesting it.

Responsibility: Community Development Director.

Schedule: Ongoing until revision of Housing Element.

GOAL FOR HOUSING COORDINATION

TO CONTINUE COOPERATIVE AND JOINT ACTIVITIES WITH OTHER LOCAL GOVERNMENT, WITH THE PRIVATE SECTOR, AND WITH CITIZENS THAT ASSIST IN THE PROVISION OF HOUSING FOR ALL INCOME GROUPS.

* POLICY 10: To continue to work cooperatively with neighboring cities and counties to ensure that Lincoln plans for its "fair share" of housing needs.

Actions

.0a. The City will continue to monitor its housing program. The City will make available all data gathered on the monitoring program, including:

- Inventory of vacant residential land - annually
- Residential projects in progress - quarterly
- Residential building permits issued - quarterly
- Residential building permits/final - annually
- Inventory of vacant commercial and industrial land - quarterly
- Commercial and industrial projects in progress - quarterly
- Infrastructure and public services capacity - annually

Objective: Provision of housing monitoring program.

Responsibility: Community Development Director.

Schedule: On an ongoing basis, but in no event longer than annually.

.0b. The City will make available for public review each monitoring report concerning the relationship between housing opportunities and employment opportunities and will consider program responses to remedy housing shortfalls.

Objective: Make report available each year and solicit recommendations for program responses to shortfalls.

Responsibility: Community Development Director,

Planning Commission, City Council.

Schedule: Start with adoption of the Housing Element and continue until revised.

10c. The City will continue to accept its "fair share" allocation goals from the Sacramento Area Council of Governments and will use it for planning purposes.

Objective: To base housing planning on the city's "fair share" allocation goals of housing need.

Responsibility: Community Development Director, Planning Commission, City Council.

Schedule: Continuing program, to continue until Housing Element is revised.

POLICY 11: To cooperate with and seek the advice of developers, builders, financial institutions, and interested citizens on housing needs and the solutions to housing problems.

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1a. The City will encourage preliminary or informal discussions with developers proposing various methods to provide affordable housing.

Objective: To encourage preliminary discussions of proposed developments.

Responsibility: City Council, Staff, and the Planning Commission.

Schedule: Continuing program, to continue until Housing Element is revised.

VII. CONSISTENCY WITH GENERAL PLAN

The Housing Element is intended to be consistent with all other Elements of the General Plan and existing City Policies. In reviewing the Programs and Policies proposed in the Housing Element it was determined that their implementation would be consistent with other General Plan Elements and Community Goals.

If in the actual execution of specific Programs inconsistencies are discovered, it will be necessary to consider modifying either the proposed actions or the Element.

VIII. PUBLIC PARTICIPATION

The current City's Housing Element was developed by City staff with consideration given to previous housing policies, goals and objectives in an effort to continue coordinating local efforts in the area of housing. The public participation process for this update included a PUBLIC NOTICE OF AVAILABILITY OF A NEGATIVE DECLARATION on the Housing Element which was published on October 10, 1994 and November 10, 1994 in the local newspaper the News Messenger. On October 18, 1994, ten copies of the Negative Declaration environmental review and Housing Element were sent to the State Clearing House for circulation to responsible agencies. Also on the same date, copies of the Negative Declaration environmental review and Housing Element were individually sent to the following agencies for comment: California Department of Parks and Recreation, California Department of Fish and Game, California Department of Conservation, California Department of Water Resources, California Regional Water Quality Control Board, Caltrans - Division of Aeronautics, Caltrans - Planning Department, Caltrans District 3, California Air Resources Board, California Public Utilities Commission, Placer County Planning Department, City of Roseville Planning Department, City of Rocklin Planning Department, Western Placer Unified School District, City of Lincoln City Clerk's Office, City of Lincoln Public Library, Father Soria representing the Lincoln Saint Joseph's Catholic Church, and the California Department of Housing and Community Development.

On November 18, 1994, the City of Lincoln received a letter from the Governor's Office of Planning and Research that no state agencies had comments on the City's draft environmental review. During this review comments were received from the Legal Services of Northern California and the California Department of Housing and Community Development, and were responded to by the City accordingly.

On December 8, 1994 a NOTICE OF PUBLIC WORKSHOP to be held on December 14, 1994 on the proposed Housing Element was advertised in the News Messenger. Notices were also posted on December 7, 1994 at: the Lincoln Senior Nutrition Center, the Golden Senior Club, the City Library, Rainbow Market, the Lincoln Community Center, City Hall, and the Saint Joseph Catholic Church. A notice of the workshop was also sent to Legal Services of Northern California that date.

On December 14, 1994, the Department of Community Development held the Housing Element "drop-in" workshop between the hours of 3:00 p.m. and 5:00 p.m., at the Lincoln Community Center. The Spanish speaking bilingual Senior Planner held the workshop. All relevant documents, maps and exhibits were available for public view and comment. Only one individual, John Musser representing Legal Services of Northern California came to the workshop and left after an hour. On December 8, and 15, 1994 the City published a NOTICE OF PUBLIC HEARING and PREPARATION OF NEGATIVE DECLARATION for the Lincoln Housing Element, to be held by the Lincoln Planning Commission on December 15, 1994.

APPENDIX B

HOUSING SURVEY METHODOLOGY

In June of 1995 an exterior housing condition survey was conducted. Each unit within the city limits was evaluated using the survey instrument. The exterior data was collected by construction inspectors employed by Rural California Housing Corporation and then imputed into a computer and processed by a data based program.

For exterior condition survey, detailed city maps were used to locate all residential dwellings. The survey instrument and methodology was developed from a standard State of California, Housing Survey format. The exterior housing condition of each unit was evaluated based upon state HCD adopted criteria, which rate the condition of five housing elements: foundation, roofing, siding, windows and doors. The units were identified by address and rated with a numbered assessment for each of these five elements, the total of which comprises the final rating for each unit.

Based on the final rating, each unit can then be categorized as Sound, needing Minor rehabilitation, Moderate rehabilitation, Substantial rehabilitation, or Dilapidated. The State criteria rates as "standard/sound" units those that are structurally sound and do not need any repair or show signs of deferred maintenance. These units score 9 points or less on the HCD rating system.

"Minor" rehabilitation are units that appear structurally sound but show signs of deferred maintenance or upkeep. The house may need a roof replacement, or new windows and exterior paint. Scoring 10 to 15 points.

"Moderate" rehabilitation involves the repair or replacement of more than one rated system. This category varies widely, from a unit that needs new siding to a unit that needs replacement of roof, windows and doors. Scoring 16 to 39 points.

"Substantial" rehabilitation replaces several major systems, such as complete or partial foundation work, repair or replacement of exterior siding, reconstruction of roof rafters and deck prior to replacing shingles. Scoring 40 to 55 points.

"Dilapidated" units always have substandard foundations and are in such serious disrepair that basically all rated systems need repair, and compliance with the Uniform Building Code would be cost effective. Scoring 56 points or more.

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